



## Loudoun County, Virginia

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Department of Planning

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March 16, 2012

Tedd & Dana Durden  
12800 Taylors Valley Lane  
Lovettsville, VA 20180

Dear Mr. and Mrs. Durden:

This letter serves as notification that on Monday, March 12, 2012, the Loudoun County Historic District Review Committee (HDRC) acted upon your application for alterations to the Taylorstown Store and Frame Shop.

The HDRC approved CAPP 2012-0003 with the exception of the replacement Frame Shop windows (as referenced below) for the other alterations to the Store and Frame Shop. This application was approved with the following conditions:

1. That the mortar joints and mortar color for the proposed veneer infill on the Frame Shop match existing as closely as possible.
2. That the proposed second story window on the Frame Shop be eliminated and wood lapped siding with a 5 inch reveal be installed in place of the existing door.
3. That the metal bars on the windows of the Store be retained.
4. The chimney will be reconstructed as previously conditioned on the North West corner of the store. Field stone may be used for the base of the chimney provided that the stone matches previously approved stone for the base of the addition and utility shed. If new bricks are needed they will match existing bricks in size, shape, color, and glaze. Mortar joints will also match existing style and color.
5. Exposed pressure treated lumber will be painted or stained a dark stain.

The HDRC denied your request for retroactive approval of the replacement windows on the historic Frame Shop. The application was denied based on the following finding:

1. *The windows on the frame shop were originally wood. The Guidelines support the repair and replacement in-kind of wood windows and doors. The replacement of wood windows or doors with vinyl or aluminum clad windows does not meet the Guidelines. Further, the muntins of the proposed replacement windows do not meet the Guidelines for a three part simulated divided light window with an integral spacer bar.*

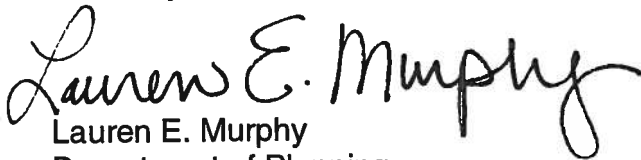
The HDRC's motion to deny this retroactive request did not include or reference the replacement doors on the Frame Shop. The Committee may reconsider an action the succeeding meeting in accordance with the HDRC Rules and Procedures. In order to address the retroactive request for the replacement doors (either with a motion for

approval or denial), the HDRC will reconsider this motion at their April 9, 2012 meeting. Please note that the HDRC's motion to deny the retroactive approval of these windows did allow for the reuse of the windows in the construction of the new Store addition (approved under CAPP2009-0016).

According to Section 6-1909 of the Zoning Ordinance, you have the right to appeal the HDRC's decision to the Board of Supervisors within 30 days of the final decision made March 13, 2012. The Board of Supervisors shall render its final decision on such appeal after consultation with the HDRC. An appeal application can be downloaded by clicking on "Zoning Determination Appeal Package" at the bottom of <http://www.loudoun.gov/Default.aspx?tabid=372>. If you are planning an appeal of this decision, I would advise you to await the revised motion from the April meeting.

On behalf of the Committee, I want to thank you for working with the HDRC on this application and your commitment to the preservation of the Taylorstown Historic District. I look forward to seeing the finished project and the reopening of the Taylorstown Store!

Sincerely,

A handwritten signature in black ink that reads "Lauren E. Murphy". The signature is fluid and cursive, with the first name "Lauren" and last name "Murphy" clearly legible.

Lauren E. Murphy  
Department of Planning